



Princes Gardens, West Acton, London W3 0LJ

Price £899,950 Freehold - No Chain

With lots of character and benefitting from some recent renovations - a 4-bedroom Tudor-style terraced property arranged over three floors with a west-facing rear garden and garage at the rear.

The ground-floor accommodation comprises tiled entrance hall, through reception room with beamed ceiling, fireplace surround and fitted display shelves with cupboards, fitted kitchen and a cloakroom.

On the first-floor are 3 bedrooms (1 with access to a balcony at the front) and a family bathroom. The second floor has a bedroom and a bathroom.

There are front and rear gardens. The rear garden is west-facing with rear access. The garage is at the rear of the property which leads on to a service road.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area, access to both **West Acton & North Ealing** stations both with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including West Acton Primary, The Japanese School, Ellen Wilkinson High, Twyford CofE High and Ada Lovelace CofE High.

Princes Gardens, London, W3

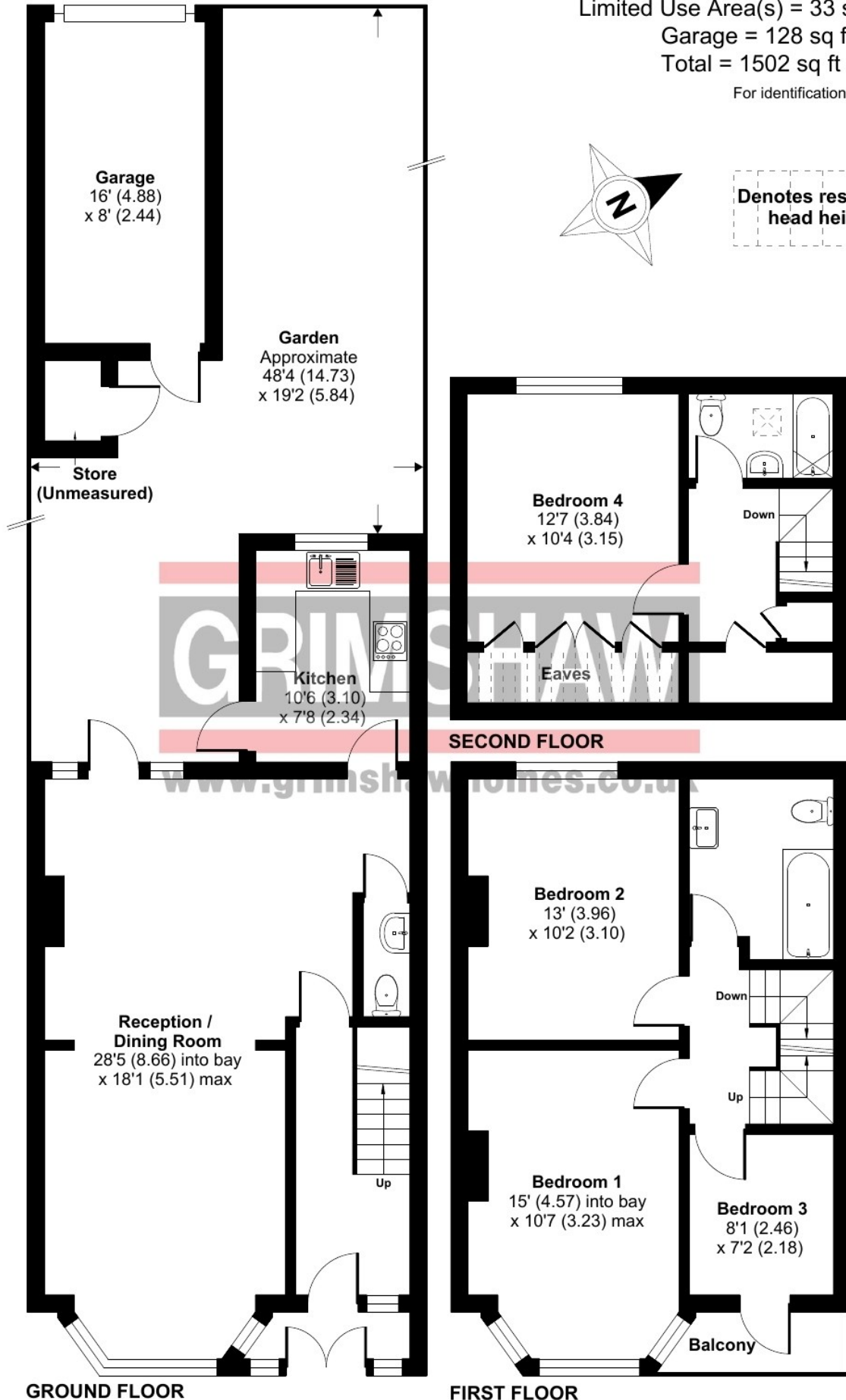
Approximate Area = 1341 sq ft / 124.5 sq m (excludes store)

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1502 sq ft / 139.3 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = G £3,247.24 for current financial year 2024-2025

Local authority: London Borough of Ealing

Parking: Street parking - CPZ area Z

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, gas, electricity, boiler and radiators and mains gas (currently no broadband or landline).

Flood risk: -

Surface water very low risk which means less than 0.1% chance of a flood each year.

Rivers and sea very low risk which means less than 0.1% chance of a flood each year.

All subject to confirmation

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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